



WAR MEMORIAL STADIUM TRAINING FACILITY
AND
OTHER PROPOSED IMPROVEMENTS

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Q • DESIGN



Architecture • Interiors • Planning

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COMMUNITY BASEBALL LLC REQUESTED A DESIGN CONCEPT FOR:

1. A NEW TWO LEVEL TRAINING FACILITY FOR PENINSULA PILOTS AND APPRENTICE SCHOOL BASEBALL TEAMS AND ASSOCIATED VISITORS USE.
2. A NEW NORTHWEST GATE ENTRY ADJACENT TO KENTUCKY AVENUE AND THE PARKING LOT BORDERING PEMBROKE AVENUE.
3. NEW CONCESSION STAND.
4. ADDITIONAL MEN'S AND WOMEN'S TOILET ROOMS INCORPORATING ADA STALLS.

TRAINING FACILITY PRECEDENTS



FLORIDA STATE SOFTBALL TRAINING FACILITY



LSU SOFTBALL TRAINING FACILITY



ASU SOFTBALL TRAINING FACILITY



COASTAL CAROLINA BASEBALL TRAINING FACILITY

TRAINING FACILITY/BATTING AREA

1. TWO BATTING CAGES OF 15' X 70' X 15'.
2. YEAR ROUND ALL WEATHER USE WITH POTENTIAL FOR OPEN AIR FLOW IN THREE SEASONS OR CLOSED (WITH PLASTIC CURTAINS OR GARAGE DOORS) AND/OR PARTIALLY CONDITIONED IN INCLEMENT WEATHER OR WINTER MONTHS.
3. TWO STAIRCASES TO UPPER LEVEL (REQUIRED FOR EGRESS).
4. STORAGE UNDER TWO STAIRCASES.
5. ADA ELEVATOR TO UPPER LEVEL.
6. INTERNAL/EXTERNAL LIGHTING.

TRAINING FACILITY/SPECTATOR LOGGIA

1. PROVIDES A NEW PARK NEIGHBORHOOD FOR GAME VIEWING.
2. INCOME PRODUCING WHEN AVAILABLE FOR RENTAL.
3. ANOTHER OPPORTUNITY FOR COVERED TRAINING AREA.

NORTHWEST GATE AREA

1. PROVIDES ANOTHER ENTRY INTO PARK ADJACENT TO LARGEST PARKING LOT AND PRIMARY TRAFFIC FLOW.
2. REPLACES CONCRETE BLOCK WALLS WITH SEE-THRU FENCING.
3. CONTINUES PARK LANGUAGE WITH ROUND TICKET BOOTHS AND BRICK/STEEL CONSTRUCTION.
4. PROVIDES VISIBLE STADIUM ELEMENT VIEWED FROM PEMBROKE AND KENTUCKY AVENUES.
5. OFFERS OPPORTUNITY FOR NEW GATHERING NEIGHBORHOOD ON EAST SIDE AND WEST COLONNADE OF TRAINING FACILITY.
6. COMMUNICATES THE PARK'S HISTORY WITH WALK OF FAME AND VERTICAL HISTORY TIMELINE.
7. PROVIDES OPPORTUNITY FOR OTHER RETAIL.

NEW CONCESSION STAND

1. ALLEVIATES STRAIN/WAIT TIMES ON EXISTING CONCESSIONS.
2. ADDS TO NEIGHBORHOOD AMENITIES.
3. USE WHILE OTHER CONCESSIONS ARE RENOVATED IN FUTURE.
4. SUPPORTS ENLARGED PUBLIC SPACES.

TOILET ROOMS

1. ALLEVIATES STRAIN/WAIT TIMES ON EXISTING TOILET ROOMS.
2. USE WHILE EXISTING TOILET ROOMS ARE RENOVATED IN FUTURE.
3. PROVIDES ADA STALLS NOT CURRENTLY OFFERED AT PARK.

EXISTING SITE CONDITIONS



EXISTING BATTING CAGE AREA



EXISTING THIRD BASE NEIGHBORHOOD

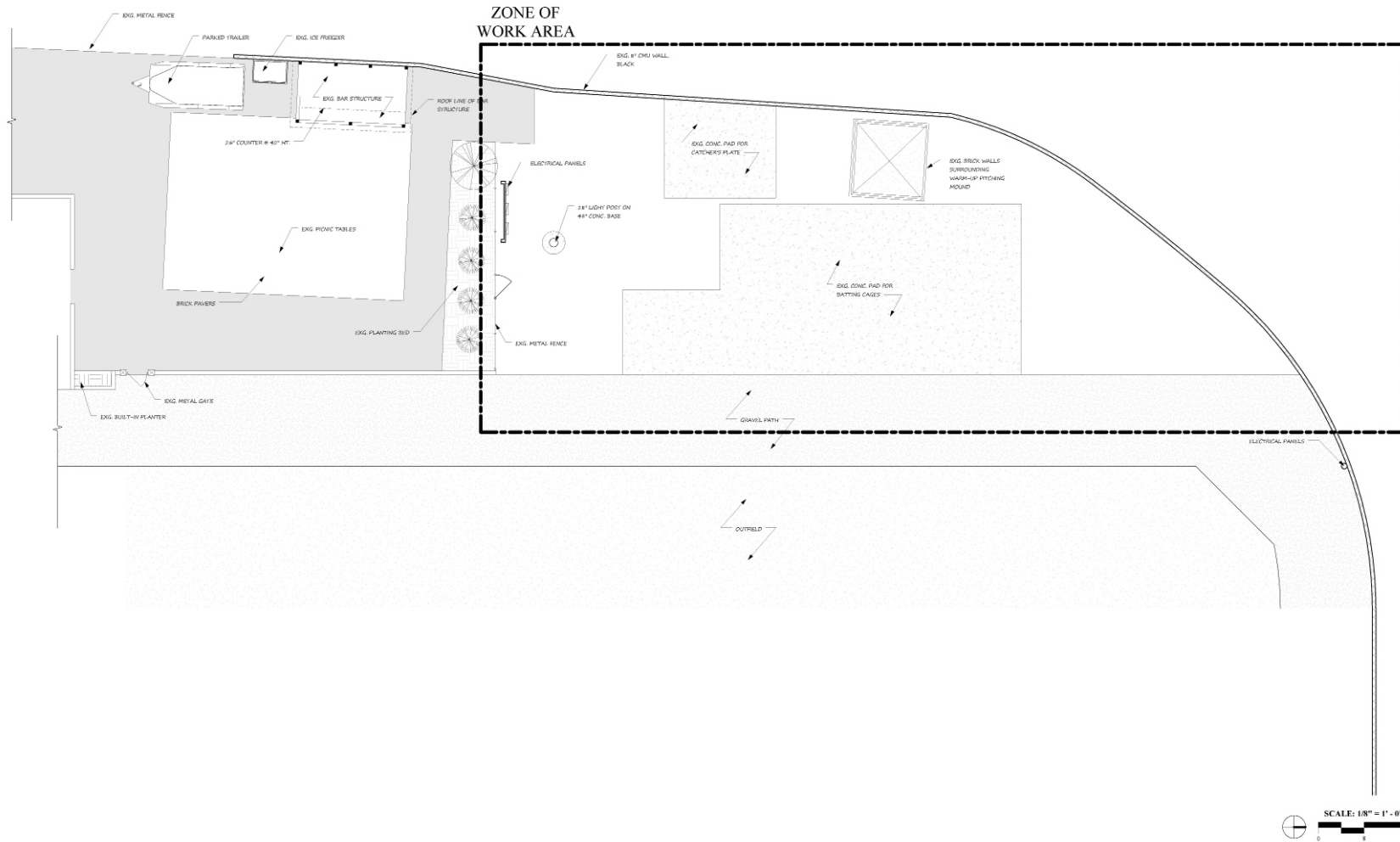


EXISTING WEST EXTERIOR WALL

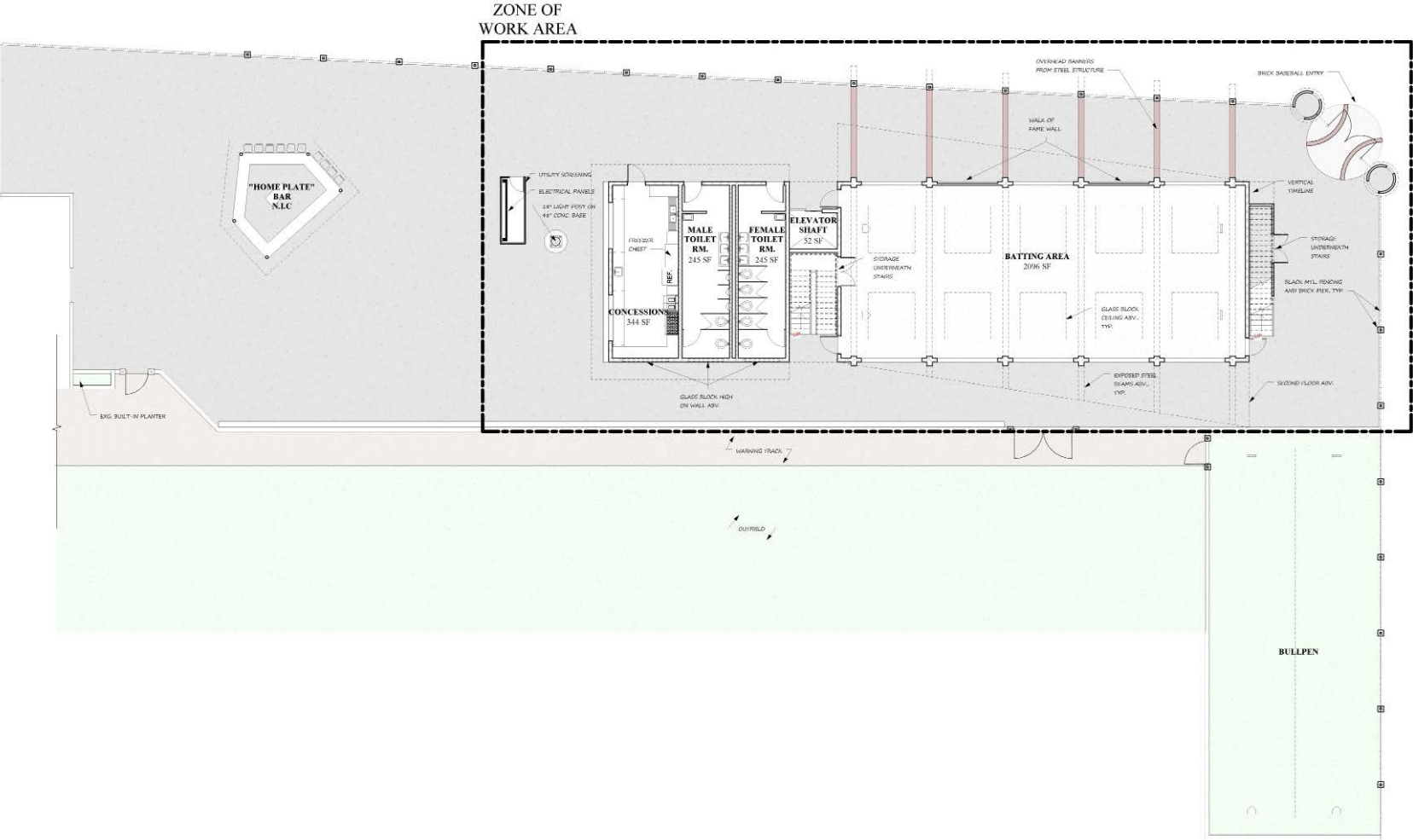


EXISTING VIEW FROM PRESS BOX

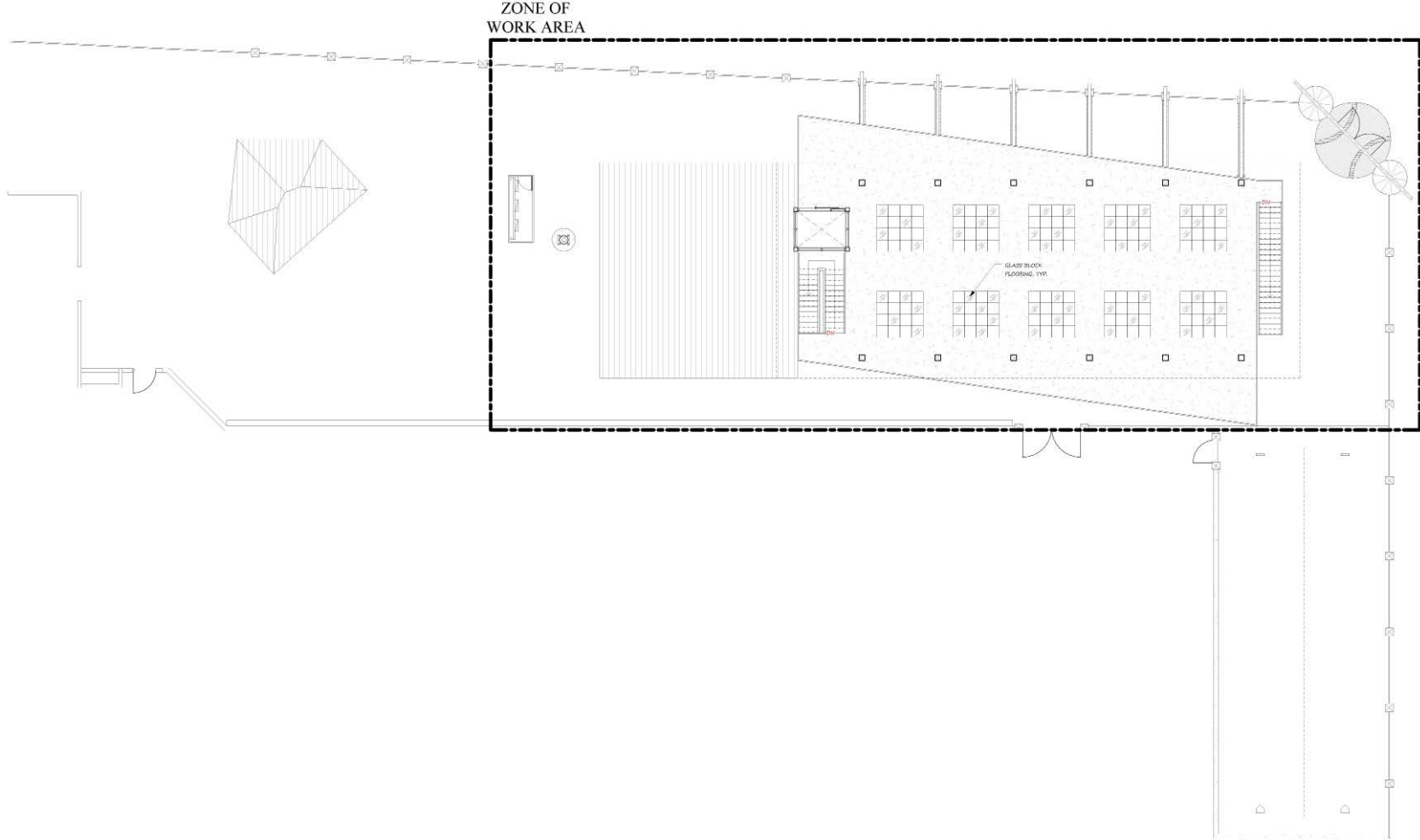
EXISTING CONDITIONS PLAN



PROPOSED WEST NEIGHBOR PLAN



PROPOSED SPECTATOR LOGGIA



SCALE: 1/8" = 1'-0"

VIEW OF NORTHWEST GATE



WALK OF FAME



VIEW FROM STADIUM



SEAGULL'S VIEW OF TRAINING FACILITY



ROUGH COST ESTIMATES BASED ON S.F./L.F. COSTS FROM MARCH 2016 AECOM ASSESSMENT REPORT:

BUILDING:

Training Facility (Ground Level/Batting Area): 2100 s.f. x \$150= \$315,000
(roof included)

Training Facility (Spectator Loggia): 2870 s.f. x \$75= \$215,250

Elevator (Including Shaft): \$150,000

Stairs/Storage: 200 s.f. x \$75=\$15,000

Toilets: 500 s.f. x \$150=\$75,000

Concessions: 350 s.f. x \$300= \$105,000

SITWORK

Paving: \$50,000

Fencing: 360 l.f. x \$75=\$27,000

Lighting: (included in building cost)

SOFT COSTS:

A/E not included in above

PROPOSED IMPROVEMENTS PROVIDE:

1. ALL WEATHER TRAINING FACILITY.
2. NEW NEIGHBORHOODS FOR VARIED USE AND ENHANCED GAME VIEWING.
3. POTENTIAL INCOME FROM SPACE RENTALS.
4. UPGRADED AMENITIES OF CONCESSIONS AND TOILET ROOMS.
5. ENHANCED CURB APPEAL FROM PEMBROKE AVENUE CONTINUES ARCHITECTURAL LANGUAGE OF STADIUM WITH METAL ROOFING, EXPOSED STEEL, BRICK, ETC.
6. OPPORTUNITY TO PROMOTE/SHARE BALLPARK HISTORY WITH VISITORS.
7. STARTS TO ADDRESS SOME DEFICIENCIES OUTLINED IN THE MARCH 2016 AECOM REPORT.



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